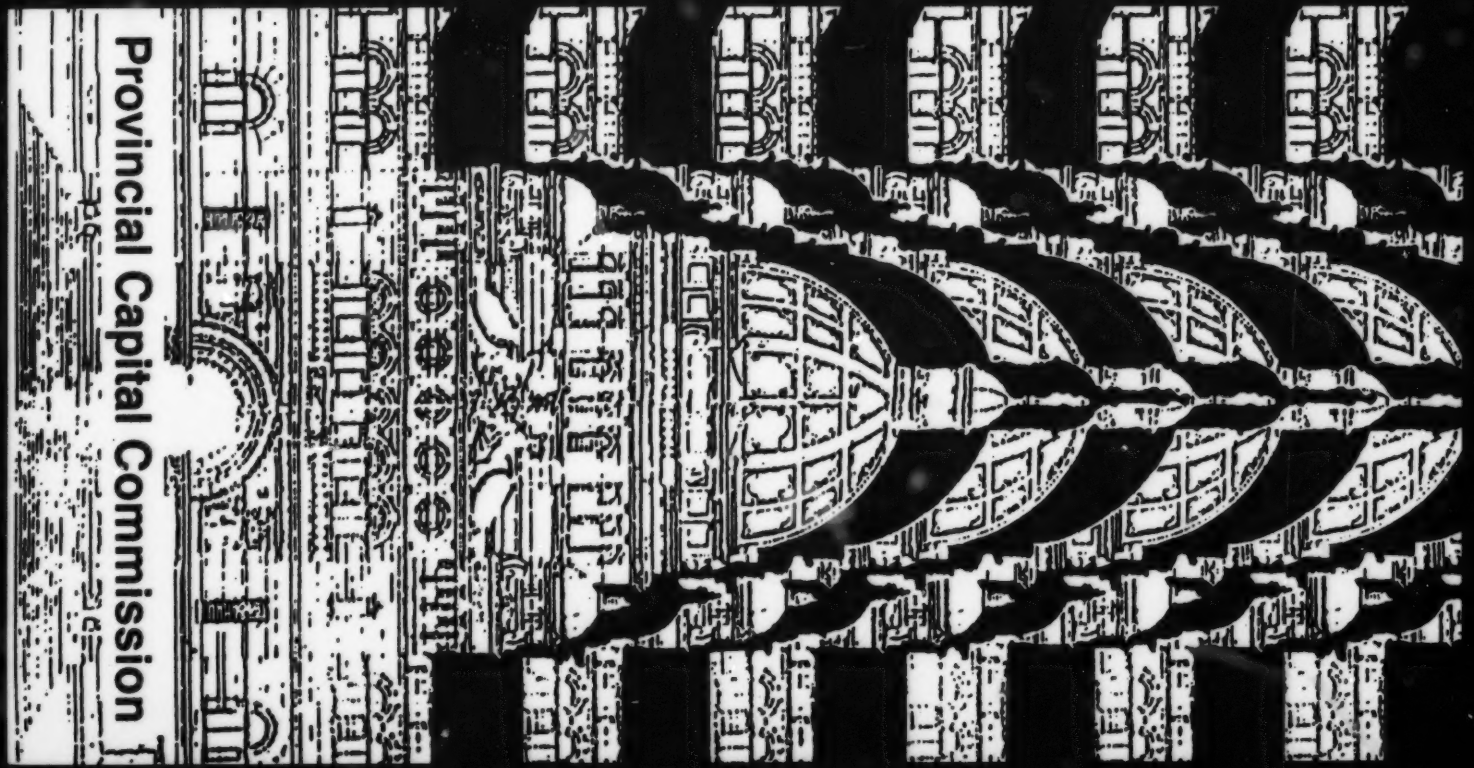
1988 1989 ANNUAL REPORT



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Province of
British Columbia

PROVINCIAL
CAPITAL COMMISSION

Report of the year ended
March 31, 1989

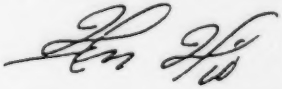
90-01220/

Honourable Rita M. Johnston
Minister of Municipal Affairs
Minister Responsible
Parliament Buildings
Victoria, British Columbia
V8V 1X4

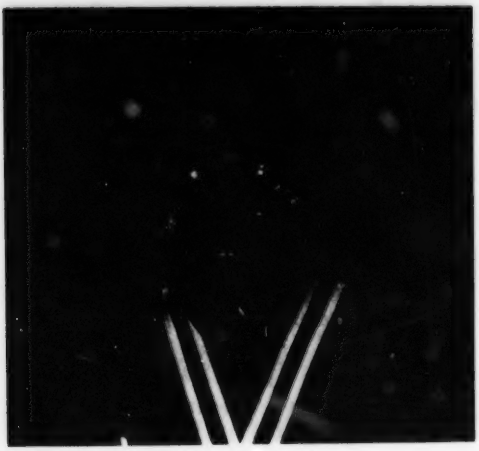
Dear Madam Minister:

On behalf of the Provincial Capital Commission, I have the honour to submit the Annual Report of the Commission for the year ending 31 March 1989.

Respectfully submitted,



Kenneth A. S. Hill
Chairman



Province of
British Columbia

OFFICE OF THE
MINISTER

Ministry of
Municipal Affairs,
Recreation and Culture

Parliament Buildings
Victoria
British Columbia
V8V 1X4

Mr. Kenneth A. S. Hill
Chairman
Provincial Capital Commission
835 Humboldt Street
Victoria, British Columbia
V8V 4W8

Dear Mr. Hill:

The Provincial Capital Commission is once again to be highly commended for its timeless efforts on behalf of our lovely Capital City. The dedication and imagination of the Commission members has accorded, to both Victorians and visitors alike, a permanent legacy of beautiful projects for their enjoyment.

The task of improving and enhancing our urban and suburban environment is not an easy one: and I would, therefore, like to thank the commission for their continuing selfless public service in pursuit of these very worthwhile goals. We are indebted to you.

Sincerely,

Rita M. Johnston,
Minister.

CHAIRMAN'S MESSAGE

The fiscal year ending 31 March 1989 has been an eventful one for the Provincial Capital Commission.

Comprehensive Plan Committee members have worked diligently to ensure timely implementation of the many recommendations contained in the plan. Completion of the Plan and commencement of the implementation/ action portion of the plan was assisted by the creation of a permanent planning position and the hiring of a staff member to fill the position.

An Ad-Hoc Committee of Commission members was established for liaison with the Commonwealth Games Society since it is expected the Games will have a significant impact on Commission property operations.

The Crystal Garden continues to attract more patrons and bookings at the ballroom indicating the facility is serving both local residents and tourists. Completion of the Convention Centre is anticipated to have a positive impact on the Crystal Garden operations and careful attention is being paid to determine the magnitude of such impact and any action which may be required as a result. A staff initiative to review the possibility of privatizing the Garden attraction has received support in principle, however, the results of any such investigation will not likely be known for some time.

A major focus of the year involved the very important Provincial Heritage site commonly known as St. Ann's Academy. A decision to proceed with rehabilitation of this important property was taken during the year.

In order to obtain the capital resources required to rehabilitate this major property in a manner consistent with its designation, the Commission reached agreement in principle with a private sector company.

It is expected that formal documentation relative to the agreement will be ready for signature early next year and that work on the project will commence approximately six months thereafter.

Sincere appreciation is extended to all those who assisted the Commission in the pursuit of our mandate during the past year.

Kenneth A. S. Hill
Chairman

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HISTORY

The Provincial Capital Commission, since its inception in 1956, has been responsible for a designated area known as the Capital Improvement District. In addition to the City of Victoria and the Municipalities of Esquimalt, Oak Bay and Saanich the designated area now includes the whole of the Saanich peninsula and the Western Communities. The Commission's mandate today, just as it was during the years it operated under its original name - The Capital Improvement District Commission - is to protect and enhance those amenity values of Greater Victoria and its approaches which are appropriate for the Capital City of the Province of British Columbia.

The Provincial Capital Commission, as the name suggests, is the British Columbia counterpart of the National Capital Commission in Ottawa. While the N.C.C. has comprehensive powers, the P.C.C., in pursuit of it goals and with approving authority only in the case of proposed developments on Provincial Crown Land, relies heavily upon its example, good offices and the cooperation of all the member municipalities, the Capital Regional District and all levels of senior government.

The Commission, in accordance with the Capital Commission Act, has a 14 member board which includes six seats filled by nominees of the four core municipalities and eight appointed by the Province - all chosen for the experience and expertise they can bring to bear in furthering the enhancement needs of the Capital Improvement District. The positions of Chairman and Vice-Chairman are two of the O.I.C. appointments made by the Province.

Traditionally the Commission has funded, wholly or in part, construction and development work for improvement and beautification projects initiated by member municipalities in the designated area. This is still a major area of Commission activity, and has been augmented in recent years by extensive improvements initiated by the Commission itself. A small resource group was established in 1977 by the Minister Responsible to attend to such Commission initiatives and to assist the Commission in the day to day management of a portfolio of "special interest" properties entrusted to it by the Province. Since completion in 1957 of its very first project, which consisted of improvements to part of the Dallas Road waterfront, the Commission, in cooperation with the Municipalities of Victoria, Esquimalt, Oak Bay, Saanich, and latterly Sidney, North Saanich and Central Saanich, has spent or committed over $8 million for such improvement projects.

Again in recent years the "special interest" properties have become a very important part of the Commission's responsibilities. The Commission was the agency through which the Province chose to achieve the rehabilitation of the derelict Crystal Garden facility, and it was to the Commission that the Province looked in seeking appropriate stewardship of the former St. Ann's Academy campus, which will undergo a major renovation and restoration. "Special interest" projects traditionally have been accomplished through specially warranted Provincial funding over and above the Commission's annual appropriation from the Province for approved improvement/beautification projects. In the case of St. Ann's however, the Commission has arranged for the rehabilitation of the property to be undertaken without any direct funding from the public sector.

Because of its key contribution to the heart of Victoria, the Inner Harbour, and more particularly the Inner Basin, has always enjoyed centre stage attention. The Commission, with title to major waterfront properties on both the Wharf Street and Belleville Street flanks, endeavours to ensure that future development in this area will be in keeping with the impressive surroundings.

An illustrated record of the work of the Commission was published in 1986 to mark the 30th year of Commission activity.

PROVINCIAL CAPITAL COMMISSION - MANDATE

The Provincial Capital Commission is a corporate entity with the Minister of Municipal Affairs being responsible for reporting to the Legislature on behalf of the Commission. Although the legislation creating the Provincial Capital Commission only goes back to 1977, the origins of the Commission go back to the first meeting of the Capital Improvement District Commission held on 5 June 1956. The P.C.C., a semi-autonomous corporate body, is established by the Capital Commission Act.

The Commission usually meets once per month and sub-committees may meet more often depending on the demand of their specific task.

As a corporation operating with only limited funding from Government, the P.C.C. must produce an adequate return from the properties it manages in order that it can generate sufficient surplus funds to achieve its mandate with respect to the enhancement of the amenities of the Capital Improvement District.

While the Commission's mandate is to enhance and beautify the environment of the Capital Region, a number of the properties to which it holds title are commercially viable. In many instances these holdings are utilized as revenue generators which provide most of the fiscal resources required to carry out the mandate.

The P.C.C. has jurisdiction over 45 properties within the Capital Improvement District, an area of approximately 197 square miles, 126,134 acres or 51,046 hectares. The assessed value of the 45 holdings of the P.C.C. in 1989 was approximately 29.2 million dollars.

The mandate of the Commission is perhaps best expressed by the following goals:

GOALS

a) Enhancement of the amenities and environment in the Capital Improvement District (i.e. Greater Victoria) for the benefit of B. C. residents and visitors to the Province.

b) Protection and enhancement of arterial approaches to Greater Victoria.

c) Respond to requests by the Government for the undertaking of Special Projects (eg. Crystal Garden, St. Ann's Academy).

The goals outlined above are achieved by means of the following objectives:

OBJECTIVES:

I. Promotion and/or support of beautification efforts, by others, which maintain or enhance amenities in the Capital Improvement District.

II. Protection of aesthetically pleasing natural and/or man-made environments in the Capital Improvement District.

III. Development of public amenities in the Capital Regional District.

IV. Supplementing, coordinating and assisting other agencies within the Capital Improvement District with respect to activities which affect the public amenity values of the District and arterial approaches thereto.

V. Review and comment on (vet) plans for disposal and/or alteration of any land, building or other work owned by the Province in the Capital Improvement District.

VI. Purchasing, acquiring and holding real property within the Capital Improvement District for the purpose of establishing or enhancing public amenities.

VII. Enactment of bylaws designed to protect, beautify or enhance amenities in the Capital Improvement District and arterial approaches thereto.

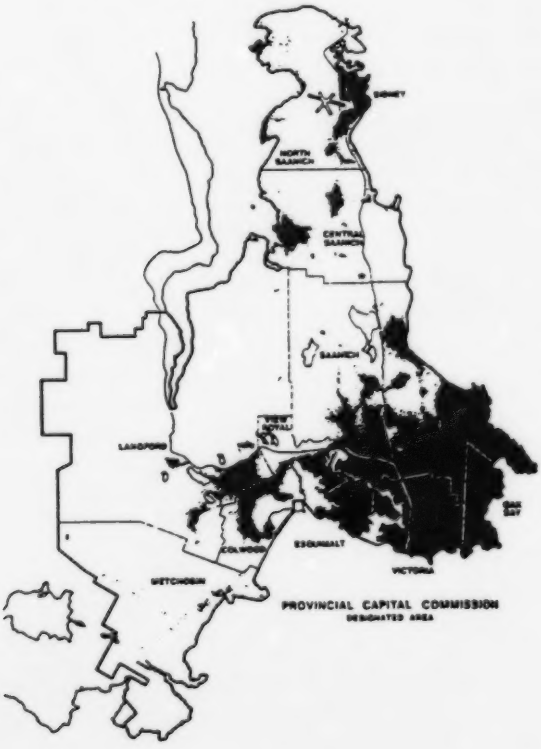
The Commission only operates two properties directly. It staffs and operates the Crystal Garden and is responsible for managing St. Ann's Academy.

Much of what the P.C.C. accomplishes is the result of consultation, cooperation, collaboration and advocacy. There are few, if any, provisions in the legislation which would allow the P.C.C. to exert a heavy hand and stop what is thought to be inappropriate development or to expropriate property or take other similarly harsh action.

The majority of the P.C.C.'s beautification work has taken place in cooperation with and often at the initiation of area municipalities. Since 1956, the Commission has expended or committed more than $8.0 million on over 100 different beautification projects in the Capital Region in association with Greater Victoria municipalities.

DESIGNATED AREA

This fiscal year saw the expansion of Commission's designated area of responsibility (jurisdiction), commonly known as the Capital Improvement District. The area now includes all of the Western Communities. This action greatly facilitates Commission decisions when enhancement projects are submitted by area Municipalities for funding consideration. The new boundaries of the designated area are as indicated by the map shown below:



COMPREHENSIVE PLAN

Recognizing the need for long term planning, the Capital Commission initiated a comprehensive plan study in 1985-86 as a precursor to development of its first comprehensive plan.

The goal of the Comprehensive Plan was to prepare a planning document which provided both general and specific guidelines and direction for decision making purposes regarding amenity provision, enhancement and protection in the Capital Improvement District. Commission was determined to develop a well conceived plan to ensure that it is able to exercise its mandate for amenity enhancement both through use of its own property portfolio and through enhancement of other public properties.

The study and preparation of the plan was phased and consisted of three separate but related stages.

With the assistance of an outside consultant and the cooperation of C.I.D. municipalities and members of the public, completion of the draft plan was formally announced March 1, 1988.

The requirements of public input and the time required for final review of recommendations, decision making and printing was such that the Comprehensive Plan was published and available for distribution in the fall of 1988. Work has now commenced on the implementation portion of the Comprehensive Plan.

WHARF STREET WATERFRONT DEVELOPMENT

This project was initiated as a consequence of a recommendation in the Provincial Capital Commission's Comprehensive Plan and discussions which resulted therefrom.

The former "Ocean Cement Site" was purchased by the City of Victoria, with substantial assistance from the senior governments, for the purpose of public use and enjoyment. It has been suggested that this site, in combination with the Ship Point Uplands, should be planned as a "people place" for festivals and celebrations of a formal nature in keeping with its proximity to the Legislature. Any development of this site should ensure that the panoramic views of the Legislature are preserved.

Both the P.C.C. and the City agreed that the Downtown shoreline of the Inner Harbour should be planned in a comprehensive manner because development on any one site will critically affect neighbouring properties. Certain developments, such as a waterfront Maritime Museum, parking garage, festival market and/or passenger transportation facility have been suggested for either the "Ocean Cement Site" or the P.C.C.'s "Reid Site" to the north.

The analysis in Appendix B (Comprehensive Plan) of the "Reid Site" and the "Ocean Cement Site" properties indicates that the latter could more appropriately meet the Commission's mandate while the Reid Site is a more suitable vehicle for meeting the goals of the City.

As a consequence of this analysis it was <u>recommended:</u>

> The "Reid Site" should be exchanged by P.C.C. for the City owned "Ocean Cement Site".

In response to a formal proposal in this regard, the City of Victoria responded with a counter proposal suggesting a comprehensive joint development with an equal sharing of expenses and revenues associated with the project.

The Commission considered the matter of terms of reference and/or planning program for the site at a regular meeting held 26 April 1988 at which time the following motions were adopted:

> That, in the matter of the proposed joint development of the "Reid/Ocean Cement/Ship Point South" sites, P.C.C. approve in principle the proposals contained in the City of Victoria's Director of Planning letter dated 31 March 1988, and that a joint committee of City of Victoria and P.C.C. representatives be struck to develop parameters for the proposed joint project, and to report back to the parent bodies on a regular basis but no less frequently than monthly.

The development program originally proposed was a program jointly developed and supported by all members of the steering committee and consisted of:

* Waterfront walkways, public gathering areas and viewpoints and high quality landscaping throughout.

* Approximately 100,000 sq.ft. (gross) of high quality commercial space comprised of specialty food, retail, restaurant and related uses.

* A Maritime Museum of approximately 25,000 sq. ft.

* A transportation terminal for float planes and foot passenger ferries of approximately 7,000 sq. ft.

* A total of approximately 400 parking spaces.

GOALS/OBJECTIVES FOR DEVELOPMENT OF THE SITE

The following goals/objectives for the site have been extracted primarily from planning documents of the two owners.

PROVINCIAL CAPITAL COMMISSION:
(see p.28 Comprehensive Plan and Appendix B thereof)

* The Downtown shoreline of the Inner Harbour should be planned in a comprehensive manner.

* Should ensure that the panoramic views of the Legislature are preserved.

* The southern portion of the site should be planned as a "people place" for festivals and celebrations of a formal nature.

* The southern portion of the subject property more appropriately meets the Commission's mandate while the northern portion is more suitable for meeting the goals of the City.

* Provide for public access to the waterfront.

* Enhance the waterfront.

* Provide for continuous linkage of public waterfront access.

CITY OF VICTORIA:

* To maintain the scale and character of Old Town while adding to its vitality.

* To strengthen and enhance the relationship between Old Town and the Inner Harbour.

* Link the waterfront from the Causeway to Johnson Street Bridge.

- Encourage new activities in Bastion Square.

- To ensure the Inner Harbour is an important and visually pleasing entrance to the city and the region, complimentary to the character of Downtown Victoria.

- To realize the aesthetic, economic and recreational potential of the Inner Harbour.

- Discourage shoreline uses that are incompatible with safe operation of the ferries and float planes.

- Develop a continuous waterfront promenade from Johnson Street Bridge to Laurel Point by adding links between existing walkways.

- Below the level of Wharf Street, the development potential for structured parking, walkways and public open space should be realized.

- Seek public access to significant natural features such as the waterfront ... where panoramic views can be obtained.

- New developments should respect natural surroundings such as the waterfront, skylines, etc.

- New development should contribute to the human scale of Victoria.

- Ensure that special attention is paid to the visual scale, proportion, continuity and character of street facades.

- Protection of high quality views across the Inner Harbour by low profile development, and by the establishment of view corridors.

* Take advantage of the "window of opportunity" which currently appears to exist for involvement of the private sector in redevelopment of the subject site. (Assumed objective.)

* Add to the tax rolls. (Assumed objective.)

BOTH OWNERS:

* Anticipated no significant public expenditure being required for redevelopment of the site.

* Expected it might be possible for all public amenities on the site (except perhaps the Maritime Museum) to be paid for by the developer(s) as "advance rent" with a small annual cash flow in addition, perhaps comparable to the revenue "loss" from current uses. (Both expectations being similar to the St. Ann's Academy proposed agreement and based on a "higher economic use" than car lots.)

THE EVOLVING SITUATION:

* It appears, on the basis of expert opinion received to date, highly unlikely that either of the above expectations will be met.

* Both consultants and the public have been critical of the large number of car park spaces in the original program and the fact that the project appears almost driven by that requirement.

* The original program developed by the steering committee on the basis of direction given by both partners and with the approval of both partners, appears to be in need of some revision.

THE PROVINCIAL CAPITAL COMMISSION

STANDING LEFT TO RIGHT: Mr. T. Hackett, Mr. D. Terrell, Dr. L. Wallace, Dr. R. Grant, Mr. R.D. Clack, Ald. C. Blair (Esquimalt).

MISSING FROM PHOTO: Ald. D. Nicholson (Oak Bay), Ald. J. Baird (Victoria) (Executive Member), Ald. R. Williams (Saanich).

SEATED LEFT TO RIGHT: Ald. S. Hansen (Victoria),
Mr. W. Creed (Executive Member),
Mr. K.A.S. Hill (Chairman),
Mrs. P. Charlesworth (Vice-Chairman),
Ald. I. Block (Saanich).

ST. ANN'S ACADEMY

The existing 76,000 sq.ft building on the site was originally a girls' school and convent and presently is used for office accommodation for registered non-profit societies and Provincial Capital Commission staff.

In December of 1984, the St. Ann's Academy property was designated as a Provincial Heritage Site. As a result of that designation, the Provincial Capital Commission was afforded the opportunity to commence short and long term renovation and restoration plans for the subject property.

Since part of the site is now a Provincial Heritage site, any proposed redevelopment and use must be consistent with that designation.

The "Concept Plan for Restoration and Use" of St. Ann's, prepared for the Commission by the firm of John Keay, Architect, was formally adopted in principle by P.C.C. in December 1986. This document was utilized by the Commission to guide the nature of "rehabilitative" work which should be undertaken at St. Ann's and to determine the order of magnitude of the cost associated with same. The estimated cost of rehabilitation as outlined in the Concept Plan was in the order of $8,670,000 with the potential for additional costs when seismic requirements were fully determined.

The Capital Commission was hopeful that senior levels of government might be persuaded to provide the majority of the funding required for this important rehabilitative work. In July of 1987, the Commission was informed that such funding could not be expected either at the present time or in the future and that alternate sources would have to be found.

In the fall of 1987, the Commission issued a proposal call for private sector rehabilitation of St. Ann's Academy on the understanding that the Provincial

Capital Commission did not contemplate the sale of the site, but would enter into a lease agreement with the successful proponent. Proposals for the complete restoration/renovation and use of the 6.5 acre site and all structures thereon were called with requirements of the proposal call as follows:

1. Requirements imposed by the Heritage Conservation Act (ie: as a result of Provincial Heritage Designation) are to be met in any redevelopment proposal.

2. The amended fire order of 15 May 1985 must be complied with in any redevelopment proposal.

3. Preference is likely to be given to proposed use(s) which do(es) not increase the building "footprint" on the site and/or which involves the least intervention to the site/structures.

4. Current leases with tenants are to be honored.

5. The proposal is to be revenue generating with appropriate "rent" accruing to the Commission.

6. No capital input on the part of the Commission or the Provincial Government is to be proposed.

7. The proposal is to visually enhance the Capital area.

8. The proposal is to contribute to, and be compatible with the legislative precinct area.

9. The concept embraced in the Humboldt Valley Plan, especially with reference to public pathways, is to be addressed in principle in any proposal.

10. Development proposals are to adhere in principle to the St. Ann's Concept Plan.

11. The Chapel is to be fully restored as part of a heritage interpretation area.

12. The Provincial Capital Commission is prepared to lease back approximately 4,500 sq. ft. of office accommodation subject to suitable terms.

By February 29, 1988, the closing date for receipt of the proposals, a total of five submissions had been received. Four of the five responses received were rejected as being inconsistent with the terms of the proposal call. The fifth proposal was neither rejected nor accepted; however, it was determined to be of sufficient merit to justify further discussions to determine if negotiations might result in an acceptable proposal. Those negotiations did eventually result in an agreement in principle to proceed with the rehabilitation project. It is anticipated that detailed documentation outlining the terms of the agreement will be signed early in the new fiscal year.

CRYSTAL GARDEN

In 1988/89, the Garden attraction experienced another good year, with attendance increasing by 2% and revenues by 6%.

During the next few years it is expected that the tourist industry is going to change quite dramatically and a major challenge will be not only understanding but keeping pace with these changes.

The community rentals programme continues to be a positive element in the Garden. Over 200 days were booked during the year with wedding receptions, wedding pictures and wedding ceremonies representing a major part of the business.

Horticulturally, the garden continues to flourish, and work was begun on providing signage for the over 250 different species of vegetation.

Major changes occurred in the livestock section of the garden. There is now a nocturnal section, the number of miniature monkeys has increased, and more exotic birds have been added to the collection.

With the addition of a water "misting" system, it is now possible to provide adequate controlled moisture levels throughout the building.

OPERATING STANDARDS

During the year Commission staff and others were engaged in preparation of three important documents for use in day to day operations.

At the request of the Office of the Auditor General a comprehensive "Accounting & Financial Administration Policy & Procedures Manual" was prepared and adopted by Commission. Concurrently a "Policy & Procedures Manual" covering other administrative matters was prepared and adopted by Commission.

As a result of a presentation made by Commission staff to the Intermunicipal Recreation Administrators Group on 20 October 87, three of the group's members were delegated to serve on a committee to assist the Commission in preparation of a set of Open Space (Park) Maintenance Standards. It was hoped that if a set of maintenance standards were to be developed by P.C.C. in cooperation with the municipalities, those standards could be considered as a prerequisite qualification for all future enhancement projects as well as for use on any Commission properties. In addition, it was thought C.I.D. Municipalities might wish to adopt the standards for application within their own jurisdictions.

The Committee has been meeting regularly to consider and prepare information consistent with these objectives. In addition to the maintenance standards, committee members have expanded the task to include a review and selection of software appropriate to the systematization of the standards once adopted. It is anticipated that the task will be completed by the fall of 1990 at which time there will be documentation available for consideration by Commission and other interested agencies.

ENHANCEMENT PROJECTS

The Capital Commission owns and manages some 45 properties in the Capital Improvement District ranging from undeveloped open space to high profile commercially viable properties. In order to ensure that these are not the only properties which are enhanced or "beautified", Commission encourages Municipal Governments and others to enhance or "beautify" those properties under their jurisdiction which have an impact on the scenic or environmental values of the Provincial Capital region.

Following publication in 1987 of the Commission history titled "Thirty Years of Effort, 1956-1986", and with completion and publication of the Commission's "Comprehensive Plan" in the fall of 1988, a much wider public awareness of the Commission's role, mandate and achievement has been fostered.

Understandably from time to time the spotlight is drawn to "special projects", such as has been the case with the rehabilitation of both the Crystal Garden and St. Ann's Academy property. The most significant Commission activity, however, has continued to be in the area of enhancement projects, which is taken as a main thrust of the enabling legislation.

There has never been any shortage of applications for assistance in the form of grants for enhancement projects from the Commission's "beautification fund". Projects considered worthy of Commission participation over the years, for the most part, have well stood the passage of time. In many cases, where projects have been phased over a number of years, the total end-product has become an amenity far more highly valued than simply the sum of its component parts. In this category would be projects such as the Gorge Parkway, West Bay Waterfront Walkway, Inner Harbour Lower Causeway, Colquitz River Park and Cuthbert Holmes Park.

The two documents referred to in the opening paragraph have brought into sharper focus not only the important benefits that can be brought about through applications for projects such as these, but also the way in which such applications should be evaluated. The annual dollar value of applications received has always far outstripped Commission's funding resources, and it is now more important than ever to determine where available funds can be spent to produce the best value for the greatest number of people. Looking at project applications in this light parallels Commission's need, on a broader planning level, to involve itself in pro-active cooperation with all agencies contributing to the quality of the Capital Improvement District. The days of the Commission's one-time ability to purchase attractive properties with "greenbelt potential" or to be protected from commercial development are long gone.

It is now recognized that, for visitor's using the main access routes to the city, first impressions are so important, and that for local residents repeatedly using these same routes, the conditioning effect can be very influential-favourable or otherwise. Major attention has now been directed to projects that can enhance these experiences.

The five projects approved by Order-in-Council no. 1545 on August 17, 1988 are not listed in order of priority, but are briefly described as follows:

1. CUTHBERT HOLMES PARK - PHASE 2A

This 24 hectare park strategically located immediately south of the Trans Canada Highway and east of Admirals Road took many years to consolidate. A Crown grant of 14 hectares of Provincial lands to P.C.C. was finally accomplished in October 1986. These Commission lands were then leased to Saanich for $1 as part of an agreement with Saanich, which also saw eight to ten hectares of Saanich lands dedicated to form the new 24 hectare park.

In 1986 P.C.C. obtained Order-in-Council approval to allocate up to $194,000 for Phase 1 of this important project. This work included provision of extensive secondary trails traversing the site, and two major foot-bridges (100 ft. long) spanning Colquitz Creek. The park, in fact, is an extension of the existing highly successful Colquitz River Park, to which P.C.C. was a major contributor.

The application from Saanich for Phase 2 was for work totalling $149,000. Commission has approved only $70,000 of this amount, and has stipulated that it be spent on the major 10-foot paved trail system. The other major component ($79,000 for a paved driveway and parking lot for 20 cars) Commission felt could not be considered a pressing need at this time.

With a total development concept expected to be composed of at lease five phases over several years, Commission felt that sufficient momentum, following the successful Phase 1 work, could be sustained by approving only what it now calls Phase 2A, the paved trails at $70,000.

2. GOLDSTREAM AVENUE/MILLSTREAM ROAD INTERSECTION

This application from C.R.D. is for the improvement, by way of soft landscaping, of this very conspicuous and busy intersection in Langford. Goldstream Avenue, Millsteam Road, Station Avenue, Atkins Road and the Via Rail (E & N) line all meet at this junction.

The aesthetic appearance at this location has been recognized locally as a problem, and recent community volunteer efforts to improve the visual environment are to be commended. The Region, through its zoning by-law, will also require future developments on Goldstream Avenue to provide and maintain appropriately landscaped frontage strips.

P.C.C.'s recently approved Comprehensive Plan classes Goldstream Avenue as a "Capital Way", which in this case means "a road that is of sufficient significance to deserve special attention".

Commission is satisfied that adequate provision for proper maintenance has been demonstrated by the applicant, and has, with its recommended grant of up to $45,000, in effect, fully met the application which was for $45,350. Commission's only condition was that the Rail Authority involved must indicate in writing its permission and support of the C.R.D. proposals.

3. GORGE FALLS VIEWPOINT

The Gorge Waterway is one of P.C.C.'s most appreciated improvement projects. Over a period of years, the Commission has provided well over $1 million for this and adjoining projects initiated by both the municipalities of Saanich and Esquimalt.

In this instance, Esquimalt has proposed to add, to the east end of its south shore walkway, an additional deck area from which to view the recurring phenomenon of the reversing falls. It is to be built directly under the south end of the Tillicum Bridge, and is estimated to cost $22,500. The Commission has been asked to fund $20,000 of this amount.

4. WEST BAY WALKWAY - RUSSELL STREET TO MARY STREET

This is another of P.C.C.'s most successful projects. Commenced in 1975, this waterfront walkway starts at West Bay in Esquimalt and follows the shoreline east across the Esquimalt border into Victoria, where it presently terminates at the foot of Russell Street - a distance of approximately 1.5 km.

Accessibility of the waterfront to the public has long been a Commission priority, and it has been a rewarding experience for all concerned to see the

results that have been achieved to date in cooperation with the initiating Municipality of Esquimalt and City of Victoria. An amenity of regional significance has been created.

This application from City of Victoria for the Russell to Mary stretch, together with the proposed upgrading of their own mini-park adjoining Spinnakers at the foot of Catherine Street, would complete the walkway to Lime Bay, where the Songhees Site waterfront parkway takes over. The work on the Songhees section has already begun, and is expected to be complete before the end of 1990.

With the completion of this final link (Russell to Mary) and the concurrent realization of the Songhees section, it will then be possible to walk along the shoreline from Head Street in Esquimalt right through to the Johnson Street Bridge.

Although the City of Victoria application was for $259,318, it was the Commission's belief that P.C.C.'s participation to a limit of $190,000 would not jeopardize either the high standard of design and workmanship consistently achieved by the City to date, or the target completion date.

5. VIEW ROYAL PARK

This is another C.R.D. project for View Royal. The location of View Royal Park and the related areas where Craigflower Creek crosses and recrosses the Trans Canada Highway make it an important expanse of greenery on the south side of the highway now classed as a Capital Way in the Commission's Comprehensive Plan.

Very significant improvements have already been accomplished by View Royal at this location. With the aid of some funding from Provincial Job Trac sources, and considerable community volunteer help,

extensive cleaning, grading and planting programmes have been undertaken. More landscaping and screen tree planting is needed.

The estimated cost of the proposed work is $112,700; however, a C.R.D. contribution of $5,000 brings the application amount down to $107,000. Commission nevertheless felt that the proposed access road and paved parking area at a cost of $60,000 was a component of lesser importance, taking a regional point of view.

P.C.C.'s recommended grant of $50,000, therefore, is conditional upon it being used for the proposed primarily landscaping work adjacent to the Highway, and not for access road or parking purposes.

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While in the past such projects as Cuthbert Holmes Park, View Royal Park, Goldstream Avenue and Douglas Street may well have been able to gain priority rating on their own intrinsic merits, the chances of projects like these are now improved by virtue of their location on, or visible proximity to, a major arterial feeder. This is particularly evident in the case of these two parks, where not only is an amenity being developed for local users, but major landscape protection and enhancement is occurring for the benefit of all travellers accessing the city by Highway No. 1.

It is now to be expected that a funding application relating to a project that will enhance any of the arterial approach roads, now known as "Capital Ways", will commence its passage through the evaluation system with at least some points in its favour.

PROVINCIAL CAPITAL COMMISSION
PROJECT NUMBERS AND EXPENDITURES

NO.	PROJECT NAME O.I.C. # & DATE	EXPENDITURE
1.	Dallas Rd. Waterfront - Cook to Douglas	$61,345
2.	Mount Tolmie Dpmnt, Stage 1-3	$51,301
3.	Extension, Superior to Heywood	$39,034
4.	Willows Beach Esplanade	$52,372
5.	Dallas Rd., Dock to Lewis	$716,727
6.	Beach Drive, Satellite to Newport	$84,643
7.	Illuminations - Beacon Hill Park	$38,410
8.	Gorge Park Development	$25,523
9.	King George Terrace	$113,587
10.	Cliff Erosion, Beacon Hill Park	$5,959
11.	Marine Drive, Belleville to Dock	$5,025
12.	Memorial Crescent to Foul Bay	$41,043
13.	Marine Drive, Douglas to Erie St.	$22,510
14.	Marine Drive, Uplds to Sinclair Rd.	$49,277
15.	Cadboro Gyro Park - Sinclair Rd.	$2,555
16.	Scenic Drive, Uplands Park	$37,260
17.	Oswego Street, Belleville to Dallas	$16,931
18.	Inner Harbour Development Study	$750

19.	Marine Drive Signs	$13,145
20.	Land Acquisitions, Parliament Buildings Precinct	$134,500
21.	Beautification of Douglas St.	$185,707
22.	Landscaping, Quadra Park	$7,604
23.	Greenfields - Goldstream Greenbelt	$107,538
24.	Victoria Centennial Square	$370,000
25.	Operating and Mtce. of Projects	$12,000
26.	Beach Drive, Goodwin to Orchard	$1,320
27.	Confederation Garden Court	$94,561
28.	Landscaping, Mayfair and Cedar Hill X Rd.	$10,954
29.	Rose Street Rock Wall and Median Strip	$27,000
30.	Signal Hill Park	Cancelled
31.	Extension to Willows Beach Esplanade	Cancelled
32.	Decorative Lighting, Pioneer Square	$7,100
33.	Gorge Waterway Study	$939
34a.	Improvements to Gorge Waterway	$547,600
34b.	Improvements to Gorge Waterway	$189,500
35.	Gorge Waterway Underground Wiring	$105,000
36.	Gorge Waterway-Beautification	Cancelled

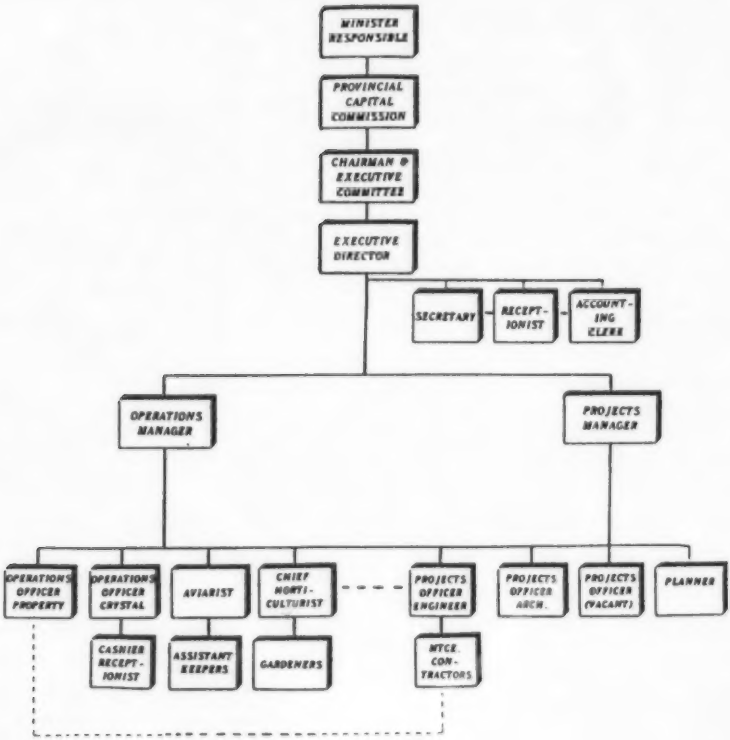
37.	Beautification of Rose-Blanshard St. approaches	$835,000
38.	Beautification and Landscaping of Mount Tolmie Reservoir	$10,000
39.	Cedar Hill Cross Road - Gordon Head to Haro Rd.	$47,066
40.	Mount Tolmie-Summit Development, Phase 1 & 2	$16,994
41.	Centennial 71 Project Belleville St. Development	$87,709
42.	Kinsmen Park	$11,375
43.	Inner Harbour Dpmts. (Phase 1 & 2)	$70,088
44.	The Causeway - Lower Promenade	$480,000
45.	Belleville Street-Lower Promenade	$80,000
46.	Survey, West Bay Promenade	$6,000
47.	Fleming Beach	$37,677
48.	Gorge Waterway, Saanich - Bath House Cove	$99,573
49.	Inner Harbour - Seawall & Promenade, Ocean Cement Site	$52,927
50.	West Bay Development	$173,000
51.	Mount Douglas Park Bank Stabilization	$35,000
52.	Reid Centre Site Improvements	$100,000
53.	Captain Cook Statue (Inner Harbour)	$4,805

54. Modifications to Docking Facilities (Princess Marguerite)	$175,980
55. West Bay Walkway Phase 3	$106,580
56. Gorge Park Phase 3	$61,496
57. West Bay Seafront Walkway	$117,500
58. Inner Harbour-Lower Promenade to Black Ball Dock	$96,424
59. Inner Harbour - Relocate M.V. Coho	$110,000
60. Landscaping Trees from B.C.B.C.	$26,980
61. Crystal Garden Consultant Fees	$251,288
62. Inner Harbour - Ship Point Wharf	$390,698
63. Inner Harbour - New Boat Basin, Wharf St.	$544,156
64. Inner Harbour - Landscaping Furniture, Ship Point Site	$42,446
65. Inner Harbour - Ship Point	$24,609
66. Crystal Garden - Renovations	$2,607,757
67. Inner Harbour - Additional Dolphins, New Coho Berth	$28,971
68. Inner Harbour - Demolition Black Ball Ferries Bldg	$35,152
69. Inner Harbour - Relocate Undersea Gardens	$51,414
70. Bowker Creek Beautification	$365,000

71.	Inner Harbour - reinstatement of sites, site services and consultants	$93,500
72.	West Bay Walkway	$25,000
73.	Reid Site-Specialist Consultants	OCG
74.	Relocate Visitors Info. Centre	$28,542
75.	West Bay Development	$373,500
76.	Ship Point Wharf - City of Victoria	$12,600
77.	Demolition of Visitors Information Centre	$5,836
78.	Landscaping - Visitors Information Centre	$12,000
79.	Colquitz Creek Improvement	$722,602
80.	Chinatown Development	$294,600
81.	Arm Street Park Project	$120,000
82.	Brentwood Bay Imprvmts (Phase 1)	$95,200
83.	Inner Harbour - Urban Design Proposals, South Shore Promenade	$20,858
84.	Inner Harbour -Deck and Forecourt Black Ball & Former CPR Terminals	$499,668
85.	Reay Creek/Lochside Drive Design Services	$2,845
86.	Fleming Beach Walkway	$70,000
87.	Inner Harbour-Landscaping Contract	$20,191
88.	St. Ann's Academy	$47,928

89.	Inner Harbour-Wharf St.Rock Wall	$63,500
90.	Pioneer Pk-Brentwood Bay - Phase 2	$15,500
91.	Reay Creek Park, Phase 1	$30,000
92.	West Bay Walkway, Barnard to Maitland, Phase 1	$190,000
93.	Reay Creek Park - Design Services	$1,675
94.	812 Wharf Street - P.C.C. Share of Development	$578,000
95.	Belleville St. Forecourt Phase 3	$250,000
96.	Cuthbert Holmes Park, Phase 1	$194,000
97.	Douglas Street Landscaping, Phase 1	$20,000
98.	Pioneer Pk-Brentwood Bay, Phase 2b	$32,100
99.	West Bay Walkway - Maitland to Robert	$162,030
100.	Douglas Street Landscaping, Phase 3	$99,800
101.	Belleville St. Forecourt Phase 4	$500,000
102.	Cuthbert Holmes Park Phase 2A	$70,000
103.	Goldstream Ave. Millstream Rd. Intersection	$45,000
104.	Gorge Falls Viewpoint	$20,000
105.	West Bay Walkway - Russell to Mary St.	$190,000
106.	View Royal Park	$50,000

ORGANIZATION CHART



PROVINCIAL CAPITAL COMMISSION
207 - 835 HUMBOLDT STREET
VICTORIA, B. C. V8V 4W8

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VICE CHAIRMAN	
Pamela Charlesworth	**386-1356**
EXECUTIVE DIRECTOR	
Larry R. Beres	**386-1356**
PROJECTS MANAGER	
G. Ken Patton	**386-1356**
OPERATIONS MANAGER	
Allen Houghton	**386-1356**
PLANNER	
David W. Morris	**386-1356**
PROJECTS OFFICER, ENGINEERING	
Al J. M. English	**386-1356**
PROJECT OFFICER, ARCHITECTURAL	
R. A. (Tony) Heeley	**386-1356**
OPERATIONS OFFICER (CRYSTAL GARDEN)	
Paul N. Thanh	**381-1213**
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John T. LeRoy	**386-1356**
CHIEF HORTICULTURIST (CRYSTAL GARDEN)	
Bruce M. Tanner	**381-1213**
CHIEF KEEPER (CRYSTAL GARDEN)	
Reta R. Lowry	**381-1213**
ACCOUNTING CLERK	
E. A. (Betty) Thomas	**386-1356**
SECRETARY	
Linda A. Kelly	**386-1356**
RECEPTIONIST	
Debbie E. Eddy	**386-1356**

FINANCIAL STATEMENT

As required by Section 14 of the Capital Commission Act, all expenditures of the Capital Commission are subject to audit by the Auditor General. As provided for by Section 12, Capital Commission Act, Chapter 42 R.S.B.C. 1979, the Commission is required to provide the Minister Responsible with a detailed statement of accounts for the previous fiscal year, which statements shall be presented to the Legislature within the first fourteen days of the next following session.

Readers are referred, therefore, to the Public Accounts of British Columbia, 1988/89 for detailed information relative to the audited financial statement of the Commission.